

69 Covewood Circle NE Calgary, AB T3K 5P7

**Residential
Incomplete
Banner:**

A2056650

Your Ideal Home Awaits in This Remarkable Property

DOM: 0
CDOM:

LP: \$499,900.00
OP:



| | |
|--|------------------------------------|
| Class: Detached | City: Calgary |
| County: Calgary | Subdivision: Coventry Hills |
| Type: House | Ttl Beds: 4 |
| Levels: Two | F/H Bth: 2/1 |
| Year Built: 2002 | RMS SQFT: 1,509.00 |
| LINC#: 0029009578 | LP/SF: \$331.28 |
| Arch Style: 2 Storey | Suite: No |
| Possession: Negotiable | Lot Size: 3379 SqFt |
| Lot Dim: | Lot Depth: M' |
| Front Length: 0.00M 0' 0" | |
| Legal Desc: 0112608;21;22 | |
| Legal Pln: 0112608 Blk: 21 | Lot: 22 |
| | Condo: No |
| Zoning: R-1N | Tax Amt/Yr: \$3,269.00/2023 |
| Title to Lnd: Fee Simple | Loc Imp Amt: |
| Disclosures: No Disclosure | Front Exp: E |
| Restrict: None Known | |

Public Remarks: Open House Friday June 16 from 5-7pm and Saturday June 17 from 1-4pm... Are you looking for the perfect home in the heart of Coventry? Look no further! Introducing a truly remarkable property that's bound to capture your heart. This is not just a house; it's a place where cherished memories are made, and dreams become a reality. Welcome to this well-cared-for gem, lovingly maintained by its original owners. This home holds a special place in their hearts and is now ready to embrace a new family. As soon as you step inside, you'll be greeted by the warmth and comfort that radiates throughout. Featuring four spacious bedrooms and three beautifully appointed bathrooms, this home has been thoughtfully designed to accommodate your family's every need. With just over 1500 square feet of living space, there's plenty of room for everyone to relax and unwind. Convenience is key, and this home delivers. Located just minutes away from transit, shopping centers, parks, and schools, you'll have everything you need within reach. Imagine the ease of hopping on the nearby transit to commute to work or strolling to the local park for a leisurely afternoon with your loved ones. The fully finished basement provides even more space to create your own haven. Whether you envision a cozy family room, a home office, or a personal gym, the possibilities are endless. You have the freedom to transform this space into whatever your heart desires. But that's not all! This property also boasts a double oversized detached garage, providing ample space for your vehicles and additional storage. Say goodbye to the hassle of street parking and hello to the convenience and security of having your own private garage. In a market where demand is high and inventory is low, opportunities like this are rare. This home has never been on the market before, making it a truly unique find. The time to act is now! Don't miss out on this incredible chance to call this house your home. Come see it today and experience the true essence of this remarkable property. Your dream home awaits. Welcome to the perfect blend of comfort, convenience, and charm. Welcome home. **ADDITIONAL HIGHLIGHTS AND IMPROVEMENTS:** Oversized Garage built in 2008 with lots of shelving and workbench, New Shingles 2019, Fridge Stove Hot Water Tank less than 3 years old, Washer and Dryer 4 years old, Deck and Fence built in 2004, Outside outlet and indoor switch for Christmas Lights, Peaceful and quite neighborhood, Close to schools grade 1-12 both Catholic and Public, Close to all amenities, Original Owners.

Directions:

Rooms & Measurements

| | | | | | | | | | | | |
|-----------------------------|-----------------|-----------|-----------|-----------|-----------|-------------------|-------------------|--------|-------------|----------|-------------|
| | 2P | 3P | 4P | 5P | 6P | | Main: | 72.28 | Mtr2 | 778.00 | SqFt |
| Baths: | 1 | 0 | 1 | 0 | 0 | Bed Abv: 3 | Upper: | 67.91 | Mtr2 | 731.00 | SqFt |
| EnSt Bth: | 0 | 1 | 0 | 0 | 0 | Rms Abv: 7 | Blw Grade: | 61.41 | Mtr2 | 661.00 | SqFt |
| Garage Dims (L x W): | 20' 1" x 23' 4" | | | | | | Total AG: | 140.19 | Mtr2 | 1,509.00 | SqFt |

Property Information


| | |
|--|---|
| Basement: Finished, Full | Lndry Feat: In Basement |
| Heating: Fireplace(s), Forced Air, Natural Gas | Cooling: None |
| Construction: Vinyl Siding | Fireplaces: 2/Basement, Electric, Gas, Living Room |
| Foundation: Poured Concrete | Flooring: Carpet, Linoleum, Tile |
| Exterior Feat: Other | Fencing: Fenced |
| Roof Type: Asphalt Shingle | Balcony: Deck, See Remarks |
| Reports: RMS Supplements | |
| Parking: Double Garage Detached, Insulated, Oversized Total: 2 | |
| Features: Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, Pantry, Storage, Wired for Sound | |
| Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths | |
| Lot Features: Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot | |
| Goods Include: Tool Bench in Garage, Shelving in Garage, Shelving Unit in Half Bath, Electric Fireplace/Stand in Basement, Small TV and Bracket in Basement | |
| Appliances: Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings | |
| Other Equip: None | |
| Goods Exclude: Pergola on the deck, Freezer in Basement | |

Rooms Information

| Type | Level | Dimensions | | Type | Level | Dimensions | |
|-------------|--------------|-------------------|---------------|-------------|--------------|-------------------|---------------|
| Foyer | Main | 5' 11" x 4' 10" | 1.80M x 1.47M | Eat in Kit | Main | 20' 0" x 13' 7" | 6.10M x 4.14M |
| Pantry | Main | 3' 8" x 3' 4" | 1.12M x 1.01M | Living | Main | 15' 8" x 13' 6" | 4.78M x 4.11M |
| Mud Rm | Main | 7' 1" x 4' 8" | 2.16M x 1.42M | Game | BSMT | 20' 2" x 16' 10" | 6.15M x 5.13M |

| | | | | | | | |
|--------------|-------|----------------|---------------|------------------|-------|---------------|---------------|
| Other | Main | 21`6" x 15`5" | 6.55M x 4.70M | Laundry | BSMT | 8`7" x 9`3" | 2.62M x 2.82M |
| Storage | BSMT | 3`1" x 4`3" | 0.94M x 1.30M | Other | BSMT | 3`11" x 1`10" | 1.19M x 0.56M |
| Primary Bed | Upper | 13`11" x 13`6" | 4.24M x 4.11M | Bedrm | Upper | 9`7" x 8`10" | 2.92M x 2.69M |
| Bedrm | Upper | 9`11" x 8`10" | 3.02M x 2.69M | Bedrm | BSMT | 10`9" x 12`2" | 3.28M x 3.71M |
| 2pc Bathroom | Main | 5`0" x 4`8" | 1.52M x 1.42M | 3pc Ensuite bath | Upper | 7`1" x 7`10" | 2.16M x 2.39M |
| 4pc Bathroom | Upper | 10`7" x 5`6" | 3.22M x 1.68M | | | | |

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [REAL BROKER](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: SentriLock/Located at the back deck
Owner Name: Doucette
Occupancy: Owner
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

Phone: [403-809-9386](tel:403-809-9386)
Phone: [855-623-6900](tel:855-623-6900)
Firm Fax:
List Date: 06/16/2023
Expiry Dt: 10/15/2023
With Dt:
Ownership: Private
Exclusion: No
SRR: No

Printed Date: 06/16/2023 8:13:29 AM

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